

001.A

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
477,300 / 477,300

USE VALUE:

477,300 / 477,300

ASSESSED:

477,300 / 477,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: GREGG ANNE MARIE

Owner 2:

Owner 3:

Street 1: 36 LAFAYETTE ST #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: FROMMELT ALEXANDER & CYNTHIA -

Owner 2: -

Street 1: 36 LAFAYETTE STREET

Twn/City: Arlington

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 961 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7229																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	477,300			477,300		230171
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT		Parcel ID		001.A-0004-0012.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	477,300	0	.	477,300	477,300
2021	102	FV	463,700	0	.	463,700	463,700
2020	102	FV	456,900	0	.	456,900	456,900
2019	102	FV	473,200	0	.	473,200	473,200
2018	102	FV	418,700	0	.	418,700	418,700
2017	102	FV	381,800	0	.	381,800	381,800
2016	102	FV	381,800	0	.	381,800	381,800
2015	102	FV	352,900	0	.	352,900	352,900

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
FROMMELT ALEXAN	68109-107		9/29/2016		470,000
SHEEHAN CONOR W	64003-349		7/31/2014		414,000
WALKER JOYCE B	51676-401		9/12/2008		327,000
YOFFE KENNETH	43080-520		6/18/2004		315,000
OHARA CATHERINE	35696-343		6/18/2002		305,000
BECKER RICHARD	32210-395		1/4/2001		263,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/16/2012	1320	Re-Roof	6,357	C					5/10/2018	Measured	DGM	D Mann											
10/7/2008	1275	Redo Bat	6,200						3/9/2017	SQ Returned	EMK	Ellen K											
									2/13/2002	External Ins	PM	Peter M											

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 961	
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color:				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1925	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict: G10		Fact: .		Floor: 1 - 1st Floor													
Const Mod:				% Own: 45.00000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	5	2	1				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 1.03939605				COMPARABLE SALES									
Insulation: 3 - Typical				Adj \$ / SQ: 427.971				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.13000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 586423													
% Com Wal		% Sprinkled		Depreciation: 109075													
				Deprecated Total: 477348													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				juris. Factor: 1.00		Before Depr: 531.97											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
PARCEL ID 001.A-0004-0012.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					
IMAGE  AssessPro Patriot Properties, Inc																	